



## *Country Home With Acreage & Pond For Sale!*

*761 CR 44100, Powderly TX 75473*

Beautiful, quiet, country setting on nearly 5 acres with shade trees, pond, & pasture! Home sets off road to back of acreage surrounded by shade trees & behind home above ground pool with large deck added 2018. Garden spot, storage container, small barn behind home.

Home has been updated/remodeled 2016/2019. New roof 2018, AC/HC Dec 2018, most of inside painted 2019, remodeled kitchen & pantry 2018, new flooring 2016, painted outside of home 2017, several new ceiling fans 2018, remodeled bathroom off den to include washer/dryer, tilt in e-windows installed March 2019. Den could have a closet added to make it 3rd bedroom. Plenty room to add garage or attached carport on west side of home off den. Come see & make it your country home, minutes from Paris, TX or Hugo, OK. Fish or water fun at Pat Mayes Lake minutes away.

**JUST LISTED!**

**\$195,000**

- 2 Bedroom
- 2 Bathrooms
- 2,208 Square Feet
- 4.88 Acre Lot

UC MLS # 42233-12825



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